



## CITY OF ARCHDALE

307 BALFOUR DRIVE  
P.O. BOX 14068  
ARCHDALE, NORTH CAROLINA 27263

PHONE: (336) 431-9141      FAX: (336) 431-2130

### **Archdale City Council Pre-Agenda Session Tuesday, April 24, 2007**

**Members Present:** Bert L. Stone, Mayor; Roger Blackwell, Mayor Pro Tem; Council Members: Lewis Dorsett, Larry Warlick, Eddie Causey, and Robert (Trey) Gray.

**Members Absent:** Councilman Williams.

**Others Present:** Jerry Yarborough, City Manager; William (Bill) Miller, City Attorney; Darrell Gibbs, Police Lieutenant; Jeff Wells, Planning Director; Lori Nurse, Finance Director, and Patsy Dougherty, City Clerk.

**Media Present:** Allyson Bond, High Point Enterprise; and Elizabeth Saunders, Archdale/Trinity News.

Mayor Stone called the pre-agenda session to order, and asked if there were changes to be made on the agenda.

Councilman Warlick addressed Mr. Wells, in regards to the new Ward alignments, where it appeared there was a doughnut hole that would need to be annexed at Interstate 85 and Aldridge Road.

Mr. Wells stated this is the Cecil property and is outside the City, however, it will be taken in within the next couple of months.

Mayor Stone asked Mr. Wells if the Kidd property would be a satellite annexation.

Mr. Wells advised Council that this is a noncontiguous annexation, therefore it will be a satellite annexation.

Mr. Kidd stated the property is considered a "no man's land" that is located inside Guilford County. Mr. Kidd stated when he purchased the property the actual address was for the Jamestown Township and is now currently listed in Guilford County.

Mr. Wells advised Council that if the property is annexed the owner will need to run water and sewer lines up to public standards.

Mr. Kidd stated he sees no problem and pulling the lines up to standard.

Councilman Dorsett stated he, Mayor Stone, and Manager Yarborough met with the City Manager of Randleman, members from the Water Authority Board, County Manager and the County Finance Director.

Councilman Dorsett noted he was very disappointed with the meeting, because for the next four years he saw no money for a water treatment plant. Councilman Dorsett stated this has never even been discussed by the Randolph County Commissioners, nor is it planned to be discussed at their next meeting. Councilman Dorsett added the bottom line on the treatment plant is that it will not be done through Randolph County at this time. Councilman Dorsett acknowledged there was discussion on extending lines and ways for us to help Randleman, but there was no firm decision made.

Councilman Causey commented he had read where Randolph County has developed a plan to start providing water in the County to areas that do not have water, but how do you sell water if you do not have water.

Councilman Dorsett stated they have a four year plan laid out, but it will be three years before there will be any consideration for continuing those lines from Glenola. Councilman Dorsett advised Council that the Water Authority has water, but you can't drink it because it has not been treated. Councilman Dorsett stated there are some who see no need in spending money on a treatment plant when there is water that is treated available from other entities (High Point, Davidson Water, and Asheboro).

Mayor Stone stated there are several municipalities that have lost some of their big water users, and that's what makes more water available.

Councilman Dorsett stated the Water Authority had voted to build a water plant, and it was suppose to start building January 1, 2008; however some of the others saw no need for a treatment plant at this time. Councilman Dorsett stated there was discussion on trying to help Randleman get water, because Randleman does not have a lot of options or a lot of time. Councilman Dorsett stated he tried to impress upon them the importance of doing a water plant now, because of the way prices are only going to go up.

Mayor Stone advised Council that at the TAC meeting it was announced that the bid has been let for the High Point east belt from I-85 to south SR 1920 (Tuttle Road), US 311 from south of SR 1920 to the north of SR 1929 (Spencer Road) which will be the future I-74. Mayor Stone stated construction is to begin May 29, 2007, with a completion date of May 15, 2011.

Councilman Causey asked if anyone had made any progress with DOT regarding the traffic problem we are going to have when traffic that by-passes High Point and exits off I-85 onto Hwy 311.

Mayor Stone advised Council that there has been another traffic study done in the last two weeks.

Mayor Pro-Tem Blackwell stated there would be a Safety Committee meeting on Monday, April 30, 2007 at 4:00.

Manager Yarborough advised Council they will need to meet with the architect in regards to the City Hall expansion. Manager Yarborough stated staff has met with him and feels it is now time for him to meet with all Council Members. Manager Yarborough noted that they have also checked the Bryant Electric Building adjacent to the Police Department and the architect has some definite opinions on that as well.

Mayor Stone acknowledged that she and Manager Yarborough had attended the first opening of the ballfields this past Saturday and the park was packed. Mayor Stone stated the new concession stand had a long line all during the ball games.

Mayor Stone advised Council that she had participated in the Mayor's challenge to lose weight through Guilford County and lost fourteen pounds.

With no further business Mayor Stone adjourned the pre-agenda session on Tuesday, April 24, 2007.



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**Archdale City Council  
Regular Meeting  
Tuesday, April 24, 2007  
7:00 p.m.**

**Members Present:** Bert L. Stone, Mayor; Roger Blackwell, Mayor Pro Tem; Council Members: Lewis Dorsett, Larry Warlick, Eddie Causey, and Robert (Trey) Gray.

**Others Present:** Jerry Yarborough, City Manager; William (Bill) Miller, City Attorney; Darrell Gibbs, Police Lieutenant; Jeff Wells, Planning Director; Lori Nurse, Finance Director, and Patsy Dougherty, City Clerk.

**Members Absent:** Councilman Williams.

**Media Present:** Alyson Bond, High Point Enterprise; and Elizabeth Saunders, Archdale/Trinity News.

**ITEM 1.** Call to Order, Welcome, and Register of Attendance.

Mayor Stone called the meeting to order, welcomed everyone, and asked that Lieutenant Gibbs register the attendance.

**ITEM 2.** Invocation.

Mayor Stone requested a moment of silence for the families and loved ones who died recently at Virginia Tech. Mayor Stone gave the invocation.

**ITEM 3.** Pledge of Allegiance.

Mayor Pro Tem Blackwell led in the pledge of allegiance to the flag.

**ITEM 4.** Council Action to Accept or Amend the Agenda.

*Mayor Pro Tem Blackwell made a motion to approve the Consent Agenda. Councilman Dorsett seconded the motion. The vote was unanimous to accept the Consent Agenda.*

**ITEM 5.** Consent Agenda:

- Approval of the Minutes from March 27, 2007
- Recognition Proclamation to Tony Stanley.

- Recognition Proclamation to Lois Bohnsack for Service on Planning Board.
- Recognition Proclamation to Doug Harmon for Service on Planning Board.
- Proclamation for Municipal Clerks Week.
- Proclamation for the 2007 National Day of Prayer.
- Proclamation for Law Enforcement Week.
- Certificate of Sufficiency for David Glen Kidd and Wife Patricia S. Kidd and Richard D. Kidd and Wife Melissa B. Kidd, for Property Located at 311 Greenoak Drive.
- Resolution of Intent to Annex Property Owned by David Glen Kidd and Wife Patricia S. Kidd and Richard D. Kidd and Wife Melissa B. Kidd, for Property Located at 311 Greenoak Drive, Being Parcel # 15947014B101100072.

***Mayor Pro Tem Blackwell made a motion to approve the Consent Agenda. Councilman Dorsett seconded the motion. The vote was unanimous to approve the Consent Agenda.***

Mayor Stone recognized Mr. Tony Stanly and thanked him for his act of heroism on April 4, 2007 for saving lives during a fire. Mayor Stone read a Proclamation in his honor and gave Mr. Stanly a key to the City of Archdale.

Mayor Stone recognized Lois Bohnsack with a plaque thanking her for her service on the Planning Board.

Mayor Stone thanked Mr. Cliff Duncan for standing in for Doug Harmon who was also recognized for his service on the Planning Board.

Mayor Stone read a letter from David Lawrence who is the Secretary of the North Carolina Finance Officer's Certification Program. Mayor Stone stated this was to recognize April Campbell, Budget Operations Manager for the City of Archdale, who was one out of five to receive this Certification.

Mayor Stone acknowledged a letter of recognition in government accounting and financial reporting to Lori Nurse, Finance Director. Mayor Stone thanked Ms. Nurse and her staff for this accomplishment.

**ITEM 6.** Notices, Petitions, and Persons to be Heard.

Mayor Stone stated if there were those who wished to address Council they could do so at this time. Mayor Stone asked that those who wished to speak go to the podium, state their name and address for the record, and to limit their comments to three minutes. Mayor Stone asked that anyone addressing Council to do so in its entirety (not just one Council Member) and do so in a courteous manner.

Cheri Gray 340 Wynnewood Drive, Chairman of the Community Appearance Commission thanked Council for their approval of the street print at Bonnie Place. Ms. Gray stated they are in now in place and asked that Council go by and see them.

Ms. Gray thanked all those who participated in the spring clean-up, and especially the Fire Department.

**ITEM 7. Public Hearing:** Ward Realignment.

Mayor Stone asked Mr. Wells to brief Council.

Mr. Wells stated staff was tasked by Council to examine the current population of each of the three wards, and they were as follows:

Ward I 2754

Ward II 2626

Ward III 4312

Mr. Wells stated that based on this imbalance, Council tasked staff with redrawing the lines to reflect more equal representation. Staff created different scenarios for Council to review at the 2007 retreat. Council determined that the best way was to split the existing Ward III into two wards, thus creating a new Ward IV. Mr. Wells stated Wards I, II, III and IV will be represented by one Council member, and two members will serve as at large members as follows:

- Ward I Larry Warlick
- Ward II Roger Blackwell
- Ward III Robert (Trey) Gray
- Ward IV Lewis Dorsett
- At Large: Eddie Causey and Tim Williams

Mr. Wells stated the four ward realignment is the scenario that best balances the population of the City. Most importantly, they reflect current and future growth, and will make sure that all of the citizens of Archdale have equal voting rights, and that they are represented equally in Council.

Mayor Stone thanked Mr. Wells for staffs' report.

Mayor Stone asked if there were comments or questions from the public. Hearing none, Mayor Stone closed the Public Hearing. Mayor Stone stated this was for public information only and did not require action from Council.

#### **ITEM 8.** Consideration of Selling City Property.

Mayor Stone asked Manager Yarborough to brief Council.

Manager Yarborough advised Council that staff had received a request to purchase property located at the north east corner of Balfour Drive and Archdale Road.

The City owns the property and the purpose of this item would be to determine if Council would be interested in selling the property. Manager Yarborough stated the current land value per the Randolph County Tax Department is \$46,740. Council will need to decide what the minimum offer would need to be and start the process from there. The request to purchase the property came from a doctor's office to relocate their office on this property.

Mr. Wells stated the current zoning on the property is Single Family. Mr. Wells added Council may want to rezone the property before the property is sold.

Councilman Causey asked Manager Yarborough if the City has a reasonable use for the property.

Manager Yarborough answered, stating that in his short time with the City of Archdale he can foresee a time when there may be a need for traffic improvements at this intersection, so we may want to reserve some of the land for the right-of-way (example; widening of Archdale Road or turning lanes on Balfour Drive). Manager Yarborough stated he could see no other use of the property for the City.

Mayor Stone asked if the property would be large enough for a building and parking lot if we reserved right-of-way for traffic improvements.

Councilman Causey commented that if Council decides to sell the property, the money should be put into Economic Development.

Councilman Dorsett asked Attorney Miller how the City could sell the property.

Attorney Miller advised Council of the legal procedures Council would need to follow.

Mayor Stone commented there is an artesian well in the middle of the property, and asked how the well would be handled.

Councilman Dorsett stated normally the engineer would look at it before they started building. Councilman Dorsett added there is a drainage system to do this because this happens a lot in this area.

Attorney Miller suggested that Council rezone the property and put any conditions they would want to see on this property prior to selling the property.

***Councilman Causey made a motion to proceed with gathering information regarding the sale of the property. Councilman Dorsett seconded the motion. The vote was unanimous to proceed with gathering information regarding the sale of the property.***

**ITEM 9.** Bush Hill Festival – Beverly Nelson, President Archdale/Trinity Chamber of Commerce.

Mayor Stone welcomed Ms. Nelson, President of the Archdale/Trinity Chamber of Commerce.

Ms. Nelson gave Council a list of all of the vendors from the Bush Hill Festival that came from outside the Community at last year's festival.

Ms. Nelson thanked Council for their help with the Bush Hill Festival, and added that without their partnership it would be very difficult to host this event. The Bush Hill Festival will be on September 8, 2007 and the applications for vendors went out in February. Ms. Nelson stated she was seeking approval from Council to close Bonnie Place and West White drive from Main Street to Shady Lady's gift shop. Ms. Nelson advised Council this was the same amount of space that was used last year. Ms. Nelson acknowledged the approval from the DOT to close Trindale Road (Hwy 62) from Main Street to Archdale Road for the festival.

***Councilman Warlick made a motion to approve the closing of Bonnie Place, and Trindale Road from Main Street to Archdale Road. Mayor Pro Tem Blackwell seconded the motion. The vote was unanimous to approve the closing of Bonnie Place, and Trindale Road from Main Street to Archdale Road.***

Ms. Nelson stated that for years they have wanted to have a Friday night event to help draw more people to the Festival. Ms. Nelson stated the Friday night event if Council approves would consist of the following:

- A Miss Bush Hill Pageant. The pageant will be for ages 5-15 in several different divisions, and the young children will not be allowed to wear make-up, only the teenagers will be allowed to wear make-up.
- The big-wheel race on Friday evening like the one they had last year on Saturday.
- A concert (this would be contingent on the Chamber securing a sponsor for the event).

Ms. Nelson stated they are hoping to create a family event for Friday night. Ms. Nelson stated she has discussed the use of Creekside Park for these events with Elaine Albertson the Parks and Recreation Director, and she has given her permission to host these events at the Park. Ms. Nelson stated in order to move forward the Chamber would need assurance from Archdale that they “can” and “will” provide the logistics support for the Friday night event.

Ms. Nelson asked that the Police Department be on hand for security and traffic control, and the Maintenance Department to help with various duties (trash receptacles, trash pick-up, hay bales etc.). Ms. Nelson stated that currently they have no plans to open the Friday night event to outside vendors. Ms. Nelson feels the first overtures should be made to our local civic groups to provide food on Friday night. Ms. Nelson advised Council that if there are no local civic groups, then they would open it up to some of the outside vendors.

Ms. Nelson stated that the TDA has signed up this year as a sponsor for the Saturday event and she will ask if they will help sponsor the Friday night event as well.

Councilman Warlick asked if the motion for the Friday night event should be contingent on approval of the application to use Creekside Park.

Attorney Miller stated yes, Council can make the motion for approval for the Friday night event contingent on approval of their application from the Parks and Recreation Director.

***Councilman Warlick made a motion to approve the Friday night event contingent on approval of their application from the Parks and Recreation Director. Councilman Causey seconded the motion. The vote was unanimous to approve the Friday night event contingent on approval of their application from the Parks and Recreation Director.***

#### **ITEM 10. Additional Items.**

Ms. Nurse asked how long Council would need to review the proposed budget prior to the first budget meeting. Ms. Nurse advised Council that staff had planned one more meeting with department heads for April 30, 2007, and that both she and Ms. Campbell will be on vacation May 14-May 16.

Councilman Causey asked Ms. Nurse how long she would need after her meeting with the department heads on April 30.

Manager Yarborough suggested sometime during the week of May 7, 2007.

Councilman Dorsett advised Council that the Utility Committee plans to have a meeting with Trinity for the sewer plant consorting on May 7<sup>th</sup> or May 10<sup>th</sup> at 4:00, and they should be finished so that we can go from that meeting to the budget meeting.

It was the consensus of Council to have a budget meeting on Thursday, May 10<sup>th</sup> and Wednesday, May 23<sup>rd</sup> at 6:30 p.m.

Mayor Stone stated there would be a meal provided.

#### **ITEM 11. Adjournment.**

With no further business, Mayor Stone adjourned the April 24, 2007 City Council Meeting.